

Town of Lancaster

TOWN PLANNING BOARD
21 Central Avenue
Lancaster, New York 14086

November 16, 2022

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
John Copas
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Michael Reinhold

Town Board Members:

Ronald Ruffino, Sr., Supervisor
Mark Burkard
Adam Dickman
Robert Leary
David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler, Jr.

Town Highway Superintendent:

John Pilato

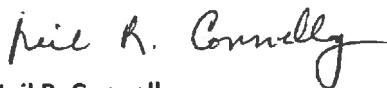
Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held November 16, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,



Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 16th day of November 2022 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Michael Reinhold, Member

EXCUSED: Rebecca Anderson, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney
Ed Schiller of Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Cyndi Maciejewski, Secretary

Meeting called to order by Chair Connelly at 7:00p.m.

Pledge of Allegiance led by Chair Connelly.

Roll Call of Planning Board Members

Chairman Connelly-Present

Rebecca Anderson-Excused

John Copas-Present

Anthony Gorski-Present

Joseph Keefe-Present

Lawrence Korzeniewski-Present

Michael Reinhold-Present

Minutes-A motion was made by John Copas to approve the minutes from the November 2, 2022 Planning Board Meeting. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Excused

John Copas-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Motion carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS - NOVEMBER 16, 2022

- 11.16.01 Letters dated 10/31/22 from the Lancaster Police Department indicating no objections to the Basil Storage Building or 6218 Broadway.
- 11.16.02 Letter dated 11/09/22 from Ed Schiller, Town Engineer, with comments, regarding the Fieldstream Subdivision revised Preliminary Plat.
- 11.16.03 Letter dated 11/09/22 from Ed Schiller, Town Engineer, with comments regarding the Tool Ranch at 3857 Walden Ave.
- 11.16.04 Copy of letter received by the Town Clerk on 11/02/22 from The Association of Towns, asking the Town to assign a delegate for the 2023 Annual Meeting.
- 11.16.05 Copy of resolution adopted by the Town Board on 11/07/22 approving the site plan at 4401 Walden Ave.
- 11.16.06 Copy of resolution adopted by the Town Board setting up a Public Hearing on 11/21/22 for amending Chapter 400 Zoning, Article XIV Administration and Enforcement, Section 75.
- 11.16.07 Notice of Public Hearing to be held 11/21/22 for a Special Use Permit for a Home Occupation at 16 Birchwood Common.

- 11.16.08 Copy of resolution adopted by the Town Board setting up a Public Hearing on 11/21/22 for amending Chapter 400 Zoning, Article VIII Regulation Applying to All Districts, Section 38 Subdivision. (Model Home Permits)
- 11.16.09 Letter dated 11/11/22 from Mike Metzger, representing the Angry Buffalo, with revised parking and drainage/storage calculations for that project.
- 11.16.10 ZBA minutes from the 11/10/22 meeting.
- 11.16.11 SEQR response EC DPW regarding Fieldstream Subdivision

Planning Board Minutes

SEQR Review

November 16, 2022

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 16th day of November 2022 at 7:05p.m. and there were

PRESENT: JOHN COPAS, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
MICHAEL REINHOLD, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: REBECCA ANDERSON, PLANNING BOARD MEMBER

ALSO PRESENT: DAVID MAZUR, TOWN COUNCILMAN
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.
EMILY ORLANDO, DEPUTY TOWN ATTORNEY
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE
Angry Buffalo Sport Arena
2753 Wehrle Drive**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

PLEASE TAKE NOTICE, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Thomas Fowler, Jr., Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 8.82 acres.

The location of the premises being reviewed is 2753 Wehrle Drive, Lancaster, New York 14221, Erie County.

This project described as the construction of a 33,600 sq ft sports arena primarily used for flag football with sport courts with .99 acre physically disturbed area.

THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER REINHOLD

TO WIT:

REASONS SUPPORTING RECOMMENDATION

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:

- a. Public/private water supplies? **No impact**
- b. Public/private wastewater treatment utilities? **No impact**
- 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
No impact letter received by SHPO on 8/1/16.
- 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?
No impact.
- 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
- 11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

BE IT FURTHER

RESOLVED, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	EXCUSED
JOHN COPAS, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	VOTED YES
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
MICHAEL REINHOLD, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

November 16, 2022

SITE PLAN REVIEW – PROJECT #1501, ANGRY BUFFALO SPORTS ARENA, LOCATED AT 2753 WEHRLE DRIVE. CONSTRUCT A 33,600 SQ FT SPORTS ARENA PRIMARILY USED FOR FLAG FOOTBALL WITH SPORTS COURTS. RESTROOM AND OTHER IMPROVEMENTS INCLUDED.

Michael Metzger of Metzger Engineers, Joe David, Owner and Kevin Curry, Consultant recapped the project which was last reviewed at the October 5, 2022 Planning Board meeting.

Parking requirements have been addressed. The storm water agreement that is currently in place does meet all requirements. Area leagues have approached Joe David regarding the rental of the facility for various sports usage.

DETERMINATION

A motion was made by Anthony Gorski to recommend the approval of the Angry Buffalo Sport Arena Site Plan to the Town Board. Motion seconded by John Copas.

Roll call as follows:

Chairman Connelly-Yes

Joseph Keefe-Yes

Rebecca Anderson-Excused

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

AMENDED SITE PLAN REVIEW – PROJECT #0269, TOOL RANCH LOCATED AT 3857 WALDEN AVENUE, S.B.L. #105.00-1-4.1. INSTALLATION OF GRAVEL PARKING LOT.

Matt Abate of Popli Design Group presented the plan that will add a 200' x 120' parking lot with no additional structures. The drainage issues have been addressed and a SEQR review is necessary but has not been coordinated. The area affected needs to be confirmed as being less than 1 acre. Materials will be stored for retail sales which include wire mesh, rebar and other products.

The need for a SWPPP has not been determined. No landscape plan has been submitted.

Ed Schiller, Engineer has received a response letter which needs updated calculations for further review.

DETERMINATION

A motion was made by Chair Connelly to table the Tool Ranch Amended Site Plan. Motion seconded by John Copas.

Roll call as follows:

Chairman Connelly-Yes

Joseph Keefe-Yes

Rebecca Anderson-Excused

Lawrence Korzeniewski-Yes

John Copas-Yes

Michael Reinhold-Yes

Anthony Gorski-Yes

Motion carried.

Other items discussed:

Councilmember Mazur held a work session prior to the Planning Board meeting today to review the RV code and possible changes with the input of residents. A second meeting on this subject will be held on December 7, 2022 at 5:30pm in the Town Hall Board Room.

Fieldstream Subdivision will possibly be on the December 7th Planning Board agenda for SEQR review. The Stutzman Road Subdivision is still an active application.

Additional information has been received for the Broadway Rezone (Carroll) and the Pavement and Peppermint Road Subdivision.

No further developments have occurred for the Brunck Road Subdivision.

The proposed car wash at Walden and Central has been denied the variances by the Zoning Board of Appeals.

John Copas made a motion to adjourn the meeting at 7:24p.m., seconded by Joseph Keefe.

Motion carried.

Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue

Lancaster, New York 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: November 16, 2022

RE: Angry Buffalo Sports Arena

PROJECT #: 1501

LOCATION: 2753 Wehrle Drive

TYPE: Site Plan Review

RECOMMENDATION: APPROVE
Roll call vote:
Chair Connelly-Yes
Rebecca Anderson-Excused
John Copas-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes
Lawrence Korzeniewski-Yes
Michael Reinhold-Yes

CONDITION: N/A

CONCERNS: N/A